Business Property.

FOR SALE

Price \$30,000

Rent \$3,550

Price \$21,000

Rent \$2,880

246-24 Bell ave.; eight well-built, substantial apartments; five rooms and bath on first floor, six rooms and bath on second floor; modern plumbing and large, siry rooms; one of the best rental properties and best locations in the city. Lot 93x125.

Price \$18,500

Rent \$2,280

Price \$11,000

2946-48 Lindell boulevard; four modern apartments; rough-stone fronts; all Rent \$1,320

423-31-33-25 Delmar boulevard; four flats, five rooms and bath each; no bet-location in St. Louis; always rented to first-class tenants.

Price \$20,000

Rent \$2,400

Price \$5,000 2002 Pine st.; 16-room brick residence; must be seen to be appreciated.

3949-51 West Pine boulevard; four new apartments; modern in every respect, and under good leases.

Rent \$720

Price \$4,000 1330 Granville place; two modern flats, with lot 30x125; building detached.

Rent \$480

Price \$4,000 4742 Vernon ave.; two modern flats, detached. Rent \$480

FLAT BUILDING

5577-79 Cabanne Ave.

ing, arranged as four spartments of seven rooms and bath each; furance and every possible convenience. Lot.

RENT PER YEAR \$2,460.

MERCANTILE TRUST CO.,

Special Commissioner's Sale

Tuesday, Nov. 10, 1903,

PUBLIC AUCTION

S. E. Cor. Grand and Sidney.

S. W. Cor. Sidney and Vanderburgh.

66 feet 4 inches south of Sidney street.

TERMS OF SALE—One-third or more cash; balance in one and two years, 6 per cent interest. For further particulars apply to

Splend dHo el Proposition

Price, \$7,500. Cost \$18,000.

2036 PRAIRIE AVENUE

Exil2.6: two-story, 5-room brick, for 2 families; good location; good repair; \$3,499.

F. W. MILLER, 1992 East Grand ave.

RENT \$1,250, PRICE \$6,750.

A fine row of tenement houses located in outhwestern part of city; 129 feet front; all in rat-class condition; rents can be increased \$15 r \$29 month; big bargain in this. See us at

Jas. M. Franciscus & Co.

703 Chestnut St.

Price \$6,500—Rent \$948 a Year.

1015 and 1623 S. Compton ave., northwest cor-per of La Salle st., the e2-story brick houser containing store and 25 rooms; lot 165x53; ren-for 3548; price 36.500; must cell to close an ca-tate. CHAS, F. VOGEL, 334 Chestnut.

FLAT BARGAIN.

A BIG INVESTMENT.

4047 and 4549 Fairfax ave., brick fiats ar frame cottage; rents for 1432 per annum. Se this and make offer. JOHN S. BLAKE & BRO., 17 N. Seventh.

A Model Flat.

2739 ANN AVE.

Modern 2-story brick building, arranged as two fine 6-room flats, with fine, large baths to each flat; plenty of closets; hardwood floors; combination gas and electric fixtures; shides, screens, awnings, etc.; good furnace, street, and every improvement made. Lot. 33.4x125.

MERCANTILE TRUST CO.,

CORNER STORE AND FLAT-\$3,850.

New, Desirable Residences

FOR SALE.

5020-22 BULWER AVE,

50x150; 2-story, 12-room frame dwelling; 4 fam-files; renting \$22 per month; \$2,000, F. W. MILLER, 1902 East Grand ave.

RENT, \$780; PRICE, \$6,250.

Lot 65x132.6, W. Side Arkansas Ave.

Commonwealth Trust Co.,

BROADWAY AND OLIVE ST.

LINDELL BOULEVARD INVESTMENT PAYING 10% NET. New Building, Six Apartments of 7 and 8 Rooms Each. Steam heat and every modern convenience, under lease paying 10 per cent net on HOLBROOK-BLACKWELDER REAL ESTATE TRUST CO., 107 N. Seventh St.

FOR SALE-OPEN TO-DAY.

4511 PINE STREET—A new 14-room residence, just completed; modern in every respect; sek at it to-day and see us about price.

4617 BERLIN AVENUE—A new 11-room, modern, Colonial residence.

4617 WESTMINSTER PLACE—A new 13-room double house; just finished.

4618 POREST PARK BOULEVARD—A new 11-room house; all of the latest, modern improvements; only one left; open to-day.

4528 McPHERSON AVENUE—A new 11-room residence, just being finished.

4538 McPHERSON AVENUE—A new 13-room residence, just finished. See also 5076-82 Mc
MCPHERSON AVENUE—A new 13-room residence just finished. See also 5076-82 Mc
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MCPHERSON AVENUE—A new 13-room residence just finished.

I. EPSTEIN'S LIST OF NEW HOUSES.

42-44 Maple, 9 rooms each, 25x 914 Etzel, 10 rooms; 40x200.. 7,500 242-44 West Pine Boul., 10

rooms each; 30x213 each; 6703 Bartmer, 9 rooms; 30x162. 6,000

844 N. King's Highway, 9 rooms; 25x150...... 6,000 5111 Morgan, 9 rooms; 30x170. 9,000 J. I. EPSTEIN, 610 Chestnut st.

Rent \$720. Price \$4,750 2123 Wash Street. 6 Fla's

Germania Trust Co FOURTH & OLIVE STS.

A BARGAIN AT \$6,300.

New house of 8 rooms, reception hall; all modern; ready to move in; lot 21.2x15; beautiful location; lock at it; anxious to self. • GIRALDIN BROS. & CATES, 110 N. Eighth. FOR SALE "NEAT" FLAT.

3530 Vista ave.; lot lexial; four rooms an ath; first floor; five rooms and bath, secon oor; all conveniences; rent 350; price 85,730. GIRALDIN BROS. & CATES. 110 N. Eighth at.

Castleman Avenue Corner. Lot 100x121. Northeast corner Castleman ave. and Klemm ave. PRICE 437.50 PER FOOT. Easy terms.

MERCANTILE TRUST CO.,

Eighth and Locust. 807-9 E:GHTH ST. "GHEAP."

West side, between Morgan at and Franklin ave.; 40:131; old improvements. GIRALDIN BROS, & CATES, 110 N. Eighth. 1362 BAYARD AVE.

Nine-room detached flat, near Page avenust be sold; only \$3,890.

CAVANAUGH. 802 Chestnut st. 2503 MADISON ST.

A two-story six-room dwelling, with large porch; lot 25x116, to Malden lane; all street im-provements made; good location; a bargain at \$2,000. C. C. CRONE 2662 N. Broadway. MARKET AND FIFTEENTH STS.

Rent \$720. Price Only \$6,500
See No. 7: S. Fifteenth st. a large 1-stor
5-room bick house; in Al repair; newly painte
throughout: new plumbling, etc.; large lot. Ill
Ill, to Targee st. this property is midway be
ween Union Station and City Hall and is rap
dive submedier in value. dly enhancing in value. HIFFIN REAL ESTATE CO., 1111 Chestnut

A CHEAP HOUSE. 2728 Sheridan ave., 6-room brick house; has city water, gas, etc.; street, side-walk and alley made. Lot 55x130. Arranged for one or two families. MERCANTILE TRUST CO., Eighth and Locust.

FOR SALE.

4354 West Belle Place. 15. We can sell this cheap to close estate. GIRALDIN BROS. & CATES, 110 N. Eighth-

A GREAT BIG BARGAIN. 4118 Cook Ave. for \$3,500. Six rooms, hall, gas, bath, hot and cold water; lot bix150; property in first-class order. STEWART, 1002 Chestnut st.

F.A. BUSINESS CORNER. RENT \$720. PR'C: \$4,150. Located on O'Fallon st., one double and one single brick house on lot; big bargain in this; only \$1.150 cash required. JAS, M. FRANCISCUS & CO., 763 Chestnut st.

Cabanne Flats. 5007 & 5009 Vernon Ave.

Modern 2-story brick building with rock front, arranged as four flats of five and six rooms; furnace and fine bath to each flat; closets, hot and cold water, and every convenience. Lot, Water, and every SMIT.6. RENTED VERY REASONABLY AT \$1,380 PER YEAR. Price, \$12,500. MERCANTILE TRUST CO.,

Eighth and Locust. SNAP BARGAIN HOME.

Good Interest. 1609-1611 MARKET ST.

RENTED VERY LOW AT \$3,300. MERCANTILE TRUST CO.,

Eighth and Locust.

\$250 CASH

5971 THEODOSIA AVENUE. FOUR AND FIVE ROOM FLAT. Lincoln Trust Co.

INVESTMENT BARGAIN. III6 CHAMBERS ST.

Two-story brick house of nine reoms, arranged as two flats of four aint five rooms; all conveniences; street, sidewalk, etc., made; large stalls. hental very cheap at \$384 per year. Price, \$3,200. EASY TERMS. MERCANTILE TRUST CO.,

Eighth and Locust.

SPLENDID BUSINESS CORNER, Netting 20 Per Cent on Investment.

Chouteau ave.
AIPLE & HEMMELMANN R. E. CO.,
608 Chestnut st.

A SPLEHOID INVESTMENT COMPTON HILL. Always Rented for \$1,260 Year. PRICE, \$10,250.

3662-64 Russell ave., a well-built, double brick dwelling, arranged in four flats of four and five rooms each; bath, hot and cold water; laundry, etc; lot 55x123.

AIPLE & HEMMELMANN R. E. CO., 853 Chestnut st. BUY THESE FIVE HOUSES WITH RENT MONEY. Only \$2,000 Cash. Balance \$100 Per Month.

RENTS FOR \$155 PER MONTH. 1712 to 1726 Glasgow ave., five two-story bricks buildings; arranged in ten flats of four rooms exch, bath and closer; for \$6.2x120; price \$14,000. AIFLE & HERMELMANN R. E. CO., \$68 Chestnut st.

Elegant 10-Room Queen Anne, With Hot-Water Heater, Only \$6,000.

MOI-Walei nodici, unij so, out 3008 Cleveland ave., a 2-story 10-room brick dwelling, with hot-water heater; elegant mantels; oak reception hall; modern in every respect; stone portico; lot 32-123. Price only \$6,000. Owner will he pleased to show you through. Aiple & Hemmelmann R. E. Co., 622 Chestnut St.

ANXIOUS TO LEAVE CITY Will Sell for \$4,500.

150 feet on Grand avenue by 134 on Sid-HESION.
AIPLE & HEMMELMANN R. E. CO.,
622 Chestnut st.

ney street; improvements consist of a substantial 3-story stone-front dwell-ing (located on the central 50 feet) containing 12 large rooms, bath, hot water heater, etc. Also A NICE HOUSE FOR \$1,975. 150 feet on Vanderburgh avenue by 155 feet on Sidney street. Also Lot 65x132.6, E. Side Vanderburgh Ave.

3745 LINCOLN AVE. FOR \$1,700 A BIG BARGAIN. 66 feet and 4 inches south of Sidney street.

Is a two-story seven-room frame for two fam-lies; renting for \$553 per year. AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st. A SPLENDID INVESTMENT NEAR M'KINLEY HIGH SCHOOL. 2002 to 2014 Missouri Ave., S. E. Cor. Allen Ave.—Seven two-story brick dwellings consist-ing of 14 flats of three rooms and bath and closet each; lot 155x55; renting for \$2,500 per year; price 115,000. AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st.

A 3-story substantially built building situated in southwestern part of the city, containing a stores on first floor, hall and entertainment hall room and stage on second floor and a large ledgeroom and two small ledgerooms on third floor. The owner of this property purchased same at trustee's sale and would like to convert the property into cash. Can be converted into a 40 to 50 room hotel with little expense Near Chirton Heights Station, with splendid railroad facilities to reach World's Fair grounds. Splendid opportunity for a live hotel man. Allow me to show you the property.

CHAS. F. VOGEL. 52 Chestnut st. A NICE HOME ON CASTLEMAN AVE. FOR \$3,900. No. 4117 Cartleman Ave.—A two-story Queen Anne slate-roof brick of eight rooms; bath, fur-nace and all conveniences; is a real nice house, AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st.

A MODERN HOME-ALL CONVENIENCES, \$3,500.

No. 2963 Juniata St.—Two-story Queen And twelling of seven rooms and slate-moded atti-with all conveniences, and lot 35x161; can mai-

BUY 5228 MOR JAN ST.

TAKE A FOOL'S ADVICE. This new, elegant, beautifully finished flut can be purchased at a bargain; high, fine location; nothing better. There is nothing cheap about it. Construction and material the best that money can buy. If you want to live downstairs the tenant upstairs will pay half the price, but you get the entire building. Real estate investments for sale for \$100 or half a million, Will pay from 6 per cent to 60 per cent. Write us. half a million. Will pay from 6 per cent to per cent. Write us. ROYAL INVESTMENT CO., 700 Chestnut st.

1215 De Hodiamont Ave. Lot 25x165; modern conveniences; 6 rooms; arranged for two families; will sell furnished; \$3,200; unfurnished, \$3,000; anxious to sell. See J. S. ROTHWELL & SON, 312 Wainwright bldg. No. 3825 C eveland / ve.

For Sale-Eigrant ten-room residence, just completed; in beautiful locality; four sold; very neat front porch; large, massive columns; has the reception hall; finished all cak, and medern oak stairway; dining-room finished in cak; parlor finished in gless white, with white and gold mantel; parlor, dining-room and reception hall have polished oak floors; nice kitchen; all modern appointments, and builer parity connecting dining-room; four cheerful second-floor bedrooms; bathreom all white; nickel plumbing; medicine case; mirror and are glass; two large third-floor bedrooms and large storage closet. Fine mantels; heated by steam; artistically decorated throughout. Open for Inspection to-day. Apply 3812 Cleveland ave. for particulars.

612 MORGAN ST.

20x105; 3-story brick; well rented; \$10,000.

Z2 MORGAN ST.

Lot 25x104: 2-story old building; rents \$52.50 month; must sell * settle estate; \$49 foot.

J. S. ROTHWELL & SON, 312 Wainwright bidg. RENT \$552, PRICE \$4,100. Best Renting Section.

four three-read, this is cheap, AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st FINEST FLATS IN THE CITY.

4047 CALIFORNIA AVE Lot 50x125; 6 or 7 room dwelling; a bargain; price \$2,000.

2801 SOUTH COMPTON.

Lot 78x125; 8 or 7 room brick; frame stable.
See this at once; 22,000.

J. S. ROTHWELL & SON, 312 Wainwright blds.

WANSTRATH'S SAFE INVESTMENTS IN REAL ESTATE.

1424-26-2616 N. Thirteenth at, the best-built piece of property in this location; lot 60x12716; rents for 41,200 per year; for a quick sale will sacrifice for 110,200; bring your builder to look at it; he could not build it for that price, ground thrown in. it; he could not build it for the lift it; be could not build it for the lift thrown in.
GEO, J. WANSTRATH, 616 Chestnut st. 5221-22 Cass ave. lot 99x129: a fine store utilding, 60 feet deep and 2 4-room flats up-tairs; rent \$3.3 per year; price \$5,500. GEO. J. WANSTRATH, 615 Chestnut et. S. e. cor. Twentieth and Cass ave.; fine, well-built brick buildings, rented at the old low rentals of \$1,100 per year; If sold at once, \$8,000 GEO. J. WANSTRATH, 615 Chestnut st.

GEO. J. WANSTRATH, 616 Chestnut st. DOWNTOWN BUSINESS CORNER.
N. w. cor. Ninth and Mound st.: lot 78x162 feet; 3 well-bull; brick tuildings; 3-story brick on corner; 4 large stores on first floor under lease, and 8 families above; also 22-story brick buildings fronting on Mound st. for 4 families; total rent per year, \$2,360; price only \$19,009. GEO. J. WANSTRATH, \$16 Chestnut st.

Balance easy terms, will buy a fine, 3-room, strictly modern res' ence on Russell ave. (Tyler place), state roof, reception hall, buthroom, furnace, hot and cold water, granitoid cellar and laundry, price if sold at once, \$4,50.

GEO. J. WANSTRATH, 616 Chestnut at. NOW YACANT IMMEDIATE POSSESSION.
4339 Juniata st., a fine 5-room two-story
brick residence; front and rear entrances; almost new; well built; bath, hot and cold
water, pantry, granitoid laundry and walks;
sheds, etc; a big snap. Price only \$3.09.
GEO. J. WANSTRATH, 516 Chestnut st.
FLAT BARGAIN.

504 St. Louis avc., a nice single flat for two families: a rooms and batteroom first floor; 5 rooms and the single flat for two rooms and the single floor; but and cold water, launist; must be seen to be appreciated; new brick see P.P.s. GEO. J. WANSTRATH, 616 Chestnut st. Till N. RESIDENCE BARGAIN.

Taylor ave.; lot. 30x140; a fine 7room brick residence; modern; bath, hot and
bold water, etc.; also stable for two horses;
the condition brick street. Price, \$4,250.

GEO. J. WANSTRATH, 616 Chestnut st.

NEW PLAT-4120.

221 Alberta st, the alcest and best built flat in this locality; must be seen to be appreciated; take Broadway car; 3900 south. GEO. J. WANSTRATH, 616 Chestnut st. GEO. J. WANSTRATH, 616 Chestnut st. SALOON-REEPERS AND SPECULATORS. I have been notified to sell this salcon corner at once; owned by a corporation, who notified me to get the best offer; a snap for some-body. Thirteenth and Wright is, e. corner; a well-build, three-story brick fuilding; salcon on corner; hall above; also adjoining this are dwellings; lot. 80 feet front; under lease to a brewery for \$155 per year. No reasonable offer rejected. See me at once.

GEO. J. WANSTRATH, 616 Chestnut st.

Nos. 107-103-111 Olive st., a very substantial three-story naw brick building, now leased to four first-class tenants for \$1.73 per annum. The buildings cover the lot, \$4 feet front by \$2 feet deep. Tenants pay water license and repairs. Taxes iess than \$100 per annum. Will sell on \$5.00 cash payment, and the balance at 5 per cent interest, and will net 15 per cent on the investment. The property has a most excellent speculative future in addition to splendid investment. Price \$12,300. JOHN L. McDOWALL, \$27 Chesinut st.

West End Residences for Sale. 4005 W. PINE ST .- Modern 11-room residence; conservatory; all conveniences; lot 53x213; \$18.-

Two-story brick; 12 rooms, bath, hot and cold water. We can sell house and lot on which it stands, or house and Illax125.5 to southwest corner. North Market st.; a fine corner; an apart-

HENRY HIEMENZ REALTY CO., 614 Chestnut st. FINE FAMILY FLAT. 3021-23 Rattger st.; 2-story brick, 14 rooms; water, gas, cemented cellar; street, sidewalk, sewer and alley made; jot 50x125; rent \$50; easy a good investment! 17,000. HENRY HIEMENZ REALTY CO., 614 Chestnut st

ON GAMBLE ST.

No. 282; 2-story and attic stone-front dwelling; finished basement; 7 large rooms and both hal; all street improvements made; rent 3480; never vacant; can sell for 34,200; easy terms.

HENRY HIEMEN REALTY (O... 614 Chestnut st.

HENRY HIEMENZ REALTY CO.,

story dwelling: 6 rooms had also al-street, sidewalk and alley made: also al-the north-side; lot 23x12; rant 5360; \$3,500. HENRY HIEMENZ REALTY CO., 614 Chestnut st.

THIS IS A FINE HOUSE. 5075 Cabanne Place. Modern 2½-story slate-roof residence, 10 rooms and modern reception nall; furnace, bath, etc., and all improve-ments made. Lot 50x127.6.

Price, \$9,000. MERCANTILE TRUST CO.

EastEnd Business Property, \$5,000 Four brick houses on lot \$\tilde{\text{W}}\$74: property always rented. Granite block street; and the above price is only \$3.33 per foot on the ground alone, which is worth more money, counting nothing for the improvements. Money can be made on this property.

JOHN L. McDOWALL 327 Chesinut st.

HOTEL FOR SALE OR LEASE. Sixty-room hotel in heart of city; electric ele-rators; neatly furnished; excellent reputation; set hotel proposition every offered. See us. I. S. ROTHWELL, & SON, 112 Wainwright bldg.

Do You Pay Rent?

Price Reduced to \$3,350. 3525 Texas Ave., Between Potomac and Mismi Sts.—A two-story brick dwelling, containing six large rooms and cellar; slate mantles; silding doors; lot 25/2x19 feet; brick alley; granitoid walks and street made. CHAS, F. VOGEL, 624 Chestnut st.

2012 PRAIRIE AVENUE. 25x112.6; two-story five-room frame dwelling in good repair; \$1,900. F. W. Miller, 1902 E. Grand ave.

5723 Vernon Avenue, \$6,000. A very substantial and artistic nine-room brick house; with lot 50x145. This house was built to sell for 19.000; now leased at \$55 per month; possession can be had within thirty days. Owner will sell on reasonable cash payment, and balance at 5 per cent. See me for card of admission.

JOHN L. McDOWALL, 927 Chestnut st.

COTE BRILLIANTE, NEAR GRAND. \$2,100; terms to suit; rent \$20. CAVANAUGH, 802 Chestnut.

RENTS \$1,008—PRICE \$7,900.
Six 3-room flats, 1822-44-26 N. Twenty-first st., with bath and laundry; lot 50x82; here is a chance to secure a good investment.
JOHN S. BLAKE & BRO. 17 N. Seventh. A BARGAIN IN FLATS

4035-37 N. Twenty-second st., 2-story brick; two flats of 4 and 5 rooms and bath; lot 25x 125; rent 330 per month; price, 33 400. KOENIG-KRAFT REALTY CO., 5 N. Elighth st. 5734 Vernon Avenue, \$6,000. A nine-room modern brick residence; on lot 40x135; rented at \$50 per month; will sell on small cash payment and monthly payments for a good portion of the balance. Call at office for card of admission.

JOHN L. McDOWALL, 927 Chestnut st.

CHEAP COTTAGE IN GRATIOT.

RESIDENCE BARGAIN, \$7,000.

\$75 GASH AND \$25 MONTHLY. Will buy 124 Hodiamont ave., 14 blocks not of Page ave., six-room brick house.

THOUGHTS!

The thoughts of the thinking community at this time turn to safe, legitimate real estate investment as a means of adding to surplus earnings or providing a home-place for the family.

In all St. Louis there cannot be found a more thoroughly safe, conservative investment or a more beautiful location for a homesite than is offered at

THIS ADDITION is handled and vouched for by a company that has proved itself worthy of the confidence of the people of St. Louis, not alone during the recent crisis, but for the past decade.

THE "MERCANTILE TRUST CO." positively states that "Southampton" is the cheapest fully improved property in the city. Residence property in St. Louis for which \$50.00 to \$60.00 a foot is asked does not compare in beauty of surrounding, convenience of location, or in thoroughly up-to-date and completed street improvements with

THE PROPERTY TO-DA

Our salesmen will be on the ground ALL DAY TO-DAY and throughout the week to wait on you.

TERMS-One-tenth cash; balance \$10 monthly. Only 5% interest.

PRICES range from \$16.00 to \$20.00 per foot.

AND IF YOU DIE WE CANCEL YOUR NOTES,

MERCANTILE TRUST CO.

AGENT. EIGHTH AND LOCUST STREETS.

To visit the property take Southampton cars over the old Tower Grove line, starting at Sixth and Pine, direct to the subdivision office.

IMPROVED CITY PROPERTY FOR

ARTHUR G. PRINTZ, REAL ESTATE AND LOAMS, 900 Russell Ave.

BARGAINS FOR SALE. BARGAINS FOR SALE.

1923 Jowa ave., a two-story seven-room brick for two families; four rooms first floor, three rooms second floor; alley paved with brick; lot 25x125. Price \$2,550.

1702-94 McNair avenue, a doubte one-story brick; first-class order, one side three rooms, other four rooms; lot 25x125; terms to suit. Price \$2,550.

1116 Jowa ave., two-story and mansard brick, eight rooms, two families; separate entrance; lot 25x125. Price \$3,400.

2116 Soliney st., a two-story eight-room brick; two families; in first-class order; stable in rear; lot 25x120. Price \$3,500.

1204 Victor street, an elegant two-story and mansard stone-front, corner McNair avenue; 2044 Victor street, an elegant two-story and manaard stone-front corner McNair avenue; ten rooms, elegant buth, hot and cold water, furnace: lot 61x157. Price reduced to 85,500.

Southwest of five rooms and bath first floor, elegant flat for victor st, and McNair ave., elegant flat for rooms and bath second floor and two fluished attice couns; furnace etc.; lot 50x157. enting for \$759 per year; elegant condition; \$1,600 cash, balance on time. Price \$7,800.

2599 Magnolia ave., 8-room brick, two families, of four rooms each; lot 50x152. Price \$2,200.

2016-1614-18 S. Eleventh st., three two-story and mansard brick houses for six families, together renting for 1840 per year; in good order; lot 48,75x10. Price 27,500.

Will take any trust company certificate in payment for above property, full value.

ARTHUR G. PRINTZ, 900 Russell ave. \$ \$ \$ \$ \$ \$ TO CLOSE ESTATE. Will sell at a sacrifice, Nos. 1919 and 1928 Benton street. Ware-house on lot 50x111 feet. McNair, Harris & Jones Realty Co.

\$ \$ \$ \$ \$ \$ Beautifui Little Home \$1,100. 4416 Hunt ave., three-room frame cottage; city water, etc.; easy terms, WM. S. DROZDA, 4009 Chouteau ave.

Why Are You Paying High Rent? If you are, it is because you are not aware that you can buy 1341 Hodiamont ave, near Page boulevard, on easy monthly payments and small cash payment, a nice 6-room house; in perfect repair. Olive st. through cars pass the property. Open at all times for inspection. Don't full to see it.

CHAS. F. VOGEL, 524 Chestnut st.

THEODOSIA AVE. BARGAIN. 5963 Theodosia ave., between Hamilton and odiamont aves.; a 2-story and manard brick wolling of 8 rooms, laundry and cellar; lot xi29; rents for 3384 per annum; price 33,100. CHAS. F. VOGEL, 624 Chestnut st.

2013 GANO AVENUE. 25x112.6; two-story, seven-room frame dwelling; \$2.500. F. W. Miller, 1902 E. Grand.

1911 Congress st., between Lemp ave. and Salena st.; a two-story and mansard brick dwelling; containing six rooms, attle and attle room, cemented laundry and cellar; lot 20x117 feet; price reduced to 12,80; CHAS, F. VOGEL, 514 Chestnut st. WANT 20 PER CENT FOR YOUR MONEY?

A BARGAIN ON CONGRESS ST.

I can sell you 2616 Stoddard at, near Jefferson ave., a 2-story brick house 6 rooms, arranged for two families, rents for \$23.50 a month; price \$1,750. Will pay 20 per cent interest net on \$150. A big bargain for one that wants to make a small investment. CHAS. F. VOGEL, 624 Chestnut at. 4203 PRAIRIE AVE. 25x120; one and one-half story brick dwelling cheap home; \$2,200. F. W. MILLER, 1903 E. Grand.

A Net 20% Investment. I will sell you a rental property; well lo-cated to net you 20 per cent; only \$3,500 need-ed; total price \$8,500. J. W. KERR, 110 N. Ninth st. A VERY CHEAP CORNER.

N. E. COR. NEBRASKA AND PESTALOZZI.

Lot 61 feet front, 86 feet on alley by 127 feet on Pestalozzi at., with a two-story 6-room brick dwelling on rear of lot; price only \$3,000 AIPLE & HEMMELMANN R. F. CO., 688 Chestnut at. West End Flat Eargain. 6999 Maple ave.; 11 rooms, arranged for two amilies; two baths, sanitary closels; Front lank farmace, etc., modern in every respect; ent 590; price \$5,000. WM. S. DROZDA, 4009 Chouteau ave.

To Manufacturers. Lot fronting 150 feet on Eleventh and 150 feet on Nints st; depth 350 feet; near Angelica st; terms can be arranged to suit.

JOHN MAGUIRE REAL ESTATE CO., 1507 N. Eighth st. 107 N. Eighth at. 1100 cash, \$20 monthly, buys six-room brick dwelling, 2622 Dalton ave.; and 2626, for \$300 cash and \$25 monthly. H. Masck, 1742 Chouteau. Alfred G. Boettger, 2928 S. JEFFERSON AVE.

Best Bargain in the City for \$4,100. \$2,300 WILL BUY

CHEAP AT \$1,400. No. 462) Minnesota ave., a 1-story and attic frame dwelling, containing 3 rooms and attic room and 2-story frame shed in rear; jot 553146, ALFRED G. BOETTGER, 2238 B. Jefferson ave.

An Elegant Home, \$5,975.

NEW 9-ROOM RESIDENCE. \$50 MONTHLY BUYS IT.

25. story stock-brick; all walls 13 inches; slate roof, elegantly finished, entire first floor finished in oak, including floors, elegant staircase of oak; finished attic and grantoid cellar; handsome cabinet mantels, patent hot-air registers, best sanitary plumbing, closet and roll-rim hathtub; 5 clothes closets; large reception hall; artistic copper hardware; white column porch; the chima closet is a beauty; hot and cold water; slate-back sink in kitchen; beautiful lawn, with shade trees, etc.; you could not rent a house like it for less than twice the amount of your monthly payment; city water, gas and sewer; small cash payment and 350 per month buys it; nice neighborhood; house is 4338 Duncan ave; Taylor ave, cars take you within half block of house; open every day from \$ to 5; don't fail to come out; you will not be disappointed and you can't do better; just finished; have your builder or architect examine it; contracts were given when material was cheap; it could not be replaced for the money now; you get the benefit.

NEW WECT END BESIDENCES

NEW WEST END RESIDENCES. On North Side of Fairmount Ave., Between Academy and Clarendon Aves.

NO. 5165 FAIRMOUNT AVE. A beautiful colonial residence, having the parlor to the left and a library or music-room to
the right of the main hall. The stallway is
centrally located. The dining-room is large.
Butler pantry between gitchen and dining-room.
Second floor has four rooms and bathroom. Dounie floors, finished in nolished oak. The parior
is finished in gloss white; the library in malogany red. The dining-room, pastry and
etchen, also all of second floor. Is hardwood.
The bathroom is finished in all white, with
flows. Heated by hot water. The front porch
is large showing massive columns and a heavy
ornamental cornice. The front is of Roman
brick.

Also Four Others, About Completed, and Open To-Day.

No. 5157 Fairmount Ave., 11 Rooms and Bath.

No. 5165 Fairmount Ave., 8 Rooms and Bath. No. 5175 Fairmount Ave , 10 Rooms and Bath. Also No. 5320 Ridge Ave., 8 Rooms and Bath. The above houses differ in architectural treatment, plan, arrangement and number of rooms. They are well built and very attractive in architectural style and beauty, which has made us a reputation.

A. A. Fischer Architectural and Building Co., 915 Chestnut st. Phone Kin. C. 2104. \$ \$ \$ \$ \$ \$ \$ 1029 PARKLAND PL. In Cabanne District.

Open for Inspection Daily. Prices \$5,250 to \$7,500.

Call, write or telephone for special descrip-tive price list of houses.

Lovely home and large lot. Owner has gone into business in another city and must realize. Price \$7,800.00. McNa r, Harris & Jones Realty Co. Eighth and Locust sts. \$ \$ \$ \$ \$ \$

3628 CASTLEMAN AVE. About 19 rooms; every modern convenience; hot-water heat; 59-foot lot; stable; must be seen to be approclated; built by present owner for his own use; owner will show through.

JOHN MAGUIRE REAL ESTATE CO., 107 N. Eighth st. 6-per-cent deeds of trust: I have four loans of \$60 each; double value; absolutely good.

Kialech, Delmar 705.

\$ INVESTIGATE---

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VARD—12-room brick Cheap home for the price. Cheap home for the price.

4356 COOK AVENUE—11-room red brick, with stone porch. Well finished. Lot 33x150 feet. Low price. Easy terms.

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Eighth and Locust sts. \$ \$ \$ \$ \$ \$ CABANNE AVE.—EASY PAYMENTS.

5200, corner of Clarendon; new modern recep-tion-hall dwelling; 9 rooms, including attic; cabinet mantels throughout; cemented cellar and furnace; house detached; side entrance; front portico; \$1,000 cash; balance to suit pur-chaser; immediate possession.

JOHN MAGUIRE REAL ESTATE CO., 107 N. Eighth st. THESE HOUSES

CAN BE HAD ON SMALL CASH PAYMENTS.

HAMMEL & KARLESKIND, OFFER THE FOLLOWING BARGAINS:

will buy 4006 Tennessee ave., an elegant new one-story five-room brick house; all 13-inch walls; bathroom, closet, stationary wash-stand, fine mantel, marble sink, reception hall; sewer and sewer connections made; lot 22 feet 6 inches by 140 feet.

\$2,400 Will buy 463 Tennessee ave. A new one-story five-room brick house; bath, reception hall; lot 30x142; this is an elegant home.

L250
Will buy 6015 Virgin'a ave., a new 5-room brick; reception hall; 13-inch wails; lot 252113.
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